

SO ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: January 04, 2010

**2525 EAST CAMELBACK ROAD  
SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR  
U.S. Bankruptcy Judge**

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

09-28499/0057180275

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

Joseph allen Woolen and Sonja Lee Woolen  
Debtors.

Wells Fargo Bank, N.A.  
Movant,  
vs.

Joseph allen Woolen and Sonja Lee Woolen,  
Debtors, David M. Reaves, Trustee.

Respondents.

No. 2:09-bk-28509-RTB

Chapter 7

ORDER

(Related to Docket #18)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

...

...

1 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed  
2 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
3 property which is the subject of a Deed of Trust dated September 20, 2005 and recorded in the office of  
4 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Joseph  
5 allen Woolen and Sonja Lee Woolen have an interest in, further described as:

6  
7 Lot 73, RE-PLAT OF ROYAL RANCH UNIT 1 PARCEL 4, according to Book 586 of Maps,  
8 Page 6, records of Maricopa County, Arizona.

9 EXCEPT all oil, gas, and other minerals as reserved in Docket 1473, Page 3.

10 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
11 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
12 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
13 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
14 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

15  
16  
17 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
18 to which the Debtor may convert.

19  
20  
21 DATED this \_\_\_\_ day of \_\_\_\_\_, 2009.

22  
23  
24 \_\_\_\_\_  
JUDGE OF THE U.S. BANKRUPTCY COURT  
25  
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